

126.A

Map

0005

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 364,300 /

USE VALUE: 364,300 /

ASSESSed: 364,300 /

Total Card /

Total Parcel

364,300

364,300

364,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FIELD RD, ARLINGTON

OWNERSHIP

Owner 1:	OSBORN JEAN NORMA
Owner 2:	
Owner 3:	
Street 1:	15 FIELD RD #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	CARLSMITH CHRISTOPHER -
Owner 2:	-
Street 1:	15 FIELD RD #1
Twn/City:	Arlington
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1036 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7205																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	364,300			364,300
Total Card	0.000	364,300			364,300
Total Parcel	0.000	364,300			364,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	351.64	/Parcel:	351.64

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	364,300	0	.		364,300		Year end	12/23/2021
2021	102	FV	354,000	0	.		354,000		Year End Roll	12/10/2020
2020	102	FV	387,700	0	.		387,700	387,700	Year End Roll	12/18/2019
2019	102	FV	401,000	0	.		401,000	401,000	Year End Roll	1/3/2019
2018	102	FV	355,600	0	.		355,600	355,600	Year End Roll	12/20/2017
2017	102	FV	324,800	0	.		324,800	324,800	Year End Roll	1/3/2017
2016	102	FV	324,800	0	.		324,800	324,800	Year End	1/4/2016
2015	102	FV	281,700	0	.		281,700	281,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLSMITH CHRIS	89-55		7/8/2005		415,000	No	No		
HANDT ERIC J/JE	U77-131		1/23/2003		339,000	No	No		
VOLPE DAVID M	U74-131		3/20/2002		315,000	No	No		
BURKE PAUL	U70-9		10/30/2000		296,000	No	No	4	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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HANDT ERIC J/JE	U77-131		1/23/2003		339,000	No	No		
VOLPE DAVID M	U74-131		3/20/2002		315,000	No	No		
BURKE PAUL	U70-9		10/30/2000		296,000	No	No	4	

PAT ACCT.

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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2015	1318	Manual	2,916		9/10/2015			Air sealing and in
5/26/2015	565	Redo Bat	14,800					
11/5/2009	1118	Re-Roof	8,000					
4/11/2008	347	Manual	23,469			G9	GR FY09	retrofit foundatio

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	Measured	DGM	D Mann
6/4/2015	Permit Insp	PC	PHIL C
5/21/2001	Inspected	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G16	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	49.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s	6		BR:s	2		Baths:	1		HB	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj \$ / SQ:	411.668
Other Features:	70750
Grade Factor:	1.00
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447514
Depreciation:	83238
Depreciated Total:	364276

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	2	1
Totals				
1		6	2	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,036	411.670	426,488
Net Sketched Area:		1,036	Total:	426,488
Size Ad	1036 Gross Area	1036	FinArea	1036

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
38						
38						
36						

IMAGE

AssessPro Patriot Properties, Inc

